

**DEVELOPMENT REVIEW/COMMUNITY APPEARANCE  
COMMITTEE  
REGULAR MEETING  
TUESDAY, SEPTEMBER 20, 2016  
AT 1:00 P.M.  
SOL SIEGLER MULTI-PURPOSE ROOM  
5581 WEST OAKLAND PARK BLVD.  
LAUDERHILL, FLORIDA 33313**

**MINUTES**

**I. CALL TO ORDER**

**Ms. Howson** called the meeting to order at approximately 1:00 P.M.

**II. ROLL CALL**

<b>MEMBER</b>	<b>PRESENT</b>	<b>ABSENT</b>
Steve Tawes, City Planner	<b>X</b>	
Molly Howson, Planning Analyst	<b>X</b>	
Shani Langrin, Zoning	<b>X</b>	
Insp. Newman, Fire Dept.	<b>X</b>	
Officer Marto , Police Department	<b>X</b>	
Randy Youse, Building		<b>X</b>
J. Martin Cala, DEES	<b>X</b>	
Joan Fletcher, GIS	<b>X</b>	
Elijah Wooten Economic Development	<b>X</b>	
Desorae Giles-Smith, Administration		<b>X</b>

**Also Present:**

Marilyn Ozegovich, Secretary to the Committee  
Tears Johnson  
Sean Henderson\*arrived 1:05 P.M.

**III. PROOF OF PUBLICATION: NONE**

**IV. APPROVAL OF THE MINUTES: August 16, 2016**

**MOTION by Ms. Fletcher**

**To approve the minutes of September 6, 2016.**

**SECOND by Ms. Langrin.**

**The motion passed unanimously by voice vote.**

**V. MOTION TO ACCEPT AND FILE WRITTEN COMMENTS.**

**MOTION by Ms. Fletcher**

**To accept and file written comments.**

**SECOND by Officer Marto.**

**The motion passed unanimously by voice vote.**

**VI. PUBLIC HEARING:**

**A. COMMUNITY APPEARANCE APPLICATIONS:**

**1. 16-CAC-009 2001 NW 49 AVE PAINT**

A Community Appearance Committee Application filed by Aventura Construction Corp on behalf of the property owner, Florida Public Utilities for approval to change the exterior paint colors of a building located on an unplatted 1.01± acre site in the Utility (UT) zoning district, legally described as a portion of Township 49S, Range 41 E, Section 25, more particularly described by Broward County Property Appraiser as Property ID # 494125000114 and more commonly described as 2001 NW 49th Avenue, Lauderhill, Florida.

**Jeremy Grimmet and Preya John** represented the applicant.

**Mr. Tawes** read the title and introduced the item. He explained and demonstrated the placement of the colors to the Committee. He called for a motion.

**MOTION by Mr. Cala**

**To approve 16-CAC-009.**

**SECOND by Ms. Fletcher.**

**The motion passed unanimously.**

## **B. DEVELOPMENT APPLICATIONS:**

### **2. 16-SP-003 GOLDEN KRUST**

Resubmission of a site development plan application filed by Steven L. Cohen on behalf of the property owner, Golden Krust Caribbean Bakery, Inc. for the redevelopment of the Golden Krust Bakery site, including but not limited to: demolition of the existing restaurant, construction of a new 1 story restaurant building with drive through, associated landscaping, parking and lighting, the refurbishing of a second existing building, all located on a .34±acre site in the General Commercial (CG) zoning district, with T5 Transect Zone Overlay, legally described as Diane, Section 1- C, Lots 10 & 11, Block 1, according to the plat thereof, as recorded in Plat Book 57, Page 44 of the public records of Broward County, Florida, more commonly described as 4120 NW 12 Street, Lauderhill, Fl.

**Mr. Tawes** read the title.

**Steve Cohen and Seth Yeslow** represented the Applicant.

**The Committee** discussed their comments with the applicant. They discussed the relocation of the dumpster away from the guy wire. A landscape island will be incorporated into the area of the guy wire; The alley way parking spaces should be made compact 16'x8.5'; the grease interceptor will be relocated to drive aisle. The sidewalk will be extended to the alley. Add painted crosswalks at each driveway/alley location.

**Ms. Tawes** called for a motion.

**MOTION by Ms. Fletcher**

**To deny 16-SP-003 without prejudice.**

**SECOND by Ms. Howson.**

**The motion passed unanimously by voice vote.**

**3. 16-MR-004 DHS 1700 NW 40TH AVE**

Resubmission of a site plan modification application filed by the Wantman Group, on behalf of the owner, RF Ft. Lauderdale, LLC., for changes to the approved site plan of an existing building, including but not limited to: changes to the fascia, fencing, parking, landscaping and lighting as well as the construction of an addition to the building located on a 1.88± acre site in the General Commercial(CG) zoning district, legally described as a portion of Tract "A", Industrial 100, Unit One, according to the plat thereof, as recorded in Plat Book 85, Page 3, of the public records of Broward County, Florida more commonly described as 1700 NW 40th Avenue, Lauderhill, Florida.

**Mr. Tawes** read the title.

**Messrs. Overall, Schildmeier, and Braswell** represented the Applicant.

**The Committee** discussed the handicap access to the facility and reviewed the fascia materials.

**MOTION by Ms. Fletcher**

**To approve 16-MR-004 subject to conditions.**

**SECOND by Ms. Langrin**

**The motion passed unanimously by voice vote.**

**VIII. UNFINISHED BUSINESS: NONE**

**IX. NEW BUSINESS:**

**A. 16-CAC-017 4951 NW 18 ST**

A Community Appearance Committee application filed by Barrian L. Kearse, on behalf of the property owner, BLK Development LLC, for approval to construct a new one story 2,194 ± square feet dwelling on a 7,277± square feet lot in the Residential Single-Family at 4 Units per Acre (RS-4) zoning district, legally described as Flair Sub Number seven 68-7 B Lot 17 Blk 53; more commonly known as 4951 NW 18 Street, Lauderhill, Florida

**Mr. Tawes** read the title.

**Ms. Howson** discussed the application and her concerns.

Mr. Tawes summarized by saying that the reviewer did not receive enough information.

**MOTION by Mr. Cala**

**To deny 16-CAC-007 without prejudice.**

**SECOND by Mr. Wooten**

**The motion passed unanimously by voice vote.**

**X. ADJOURN**

The meeting adjourned at approximately 2:30 P.M.